

# INVOICE

**FROM:**

Advanced Appraisal TN  
 4607 Chambliss Ave  
 Knoxville, TN 37919-1373

Telephone Number: (865) 588-4008

Fax Number:

**TO:**

Shauhn Rader

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

**INVOICE NUMBER**

K0062597

**DATES**

Invoice Date: 04/14/2025

Due Date:

**REFERENCE**

Internal Order #: K0062597

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: K0062597

Other File # on form:

Federal Tax ID: 30-0830665

Employer ID:

**DESCRIPTION**

Lender:	N/A	Client:	Shauhn Rader		
Purchaser/Borrower:	N/A				
Property Address:	8131 Cambridge Reserve Dr				
City:	Knoxville				
County:	Knox	State:	TN	Zip:	37924
Legal Description:	Lot 87 Ely Park S/D Phase II Unit 1				

**FEES**

**AMOUNT**

Measurement	75.00
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<b>SUBTOTAL</b>	75.00
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**PAYMENTS**

**AMOUNT**

Check #:	Date:	Description:
Check #:	Date:	Description:
Check #:	Date:	Description:

SUBTOTAL

<b>TOTAL DUE</b>	<b>\$ 75.00</b>
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**Supplemental Addendum**

File No. K0062597

Borrower	N/A				
Property Address	8131 Cambridge Reserve Dr				
City	Knoxville	County	Knox	State	TN      Zip Code 37924
Lender/Client	Shahhn Rader				

**Measurements for 8131 Cambridge Reserve**

**1st Floor**                      **859 square feet**

**2nd Floor**                      **1257 square feet**

**Total GLA**                      **2116 square feet**

**Garage**                              **398 square feet**

The Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®) Measuring Standard for calculating gross living area (GLA), and non-GLA areas of the subject property, was utilized in creating the sketch for this appraisal report.

Signature \_\_\_\_\_  
Name Charles Skalet  
Date Signed S  
State Certification # CR-2399                      State TN  
Or State License # \_\_\_\_\_                      State \_\_\_\_\_

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_                      State \_\_\_\_\_  
Or State License # \_\_\_\_\_                      State \_\_\_\_\_

## Subject Photo Page

Borrower	N/A						
Property Address	8131 Cambridge Reserve Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37924
Lender/Client	Shauhn Rader						



### Subject Front

8131 Cambridge Reserve Dr



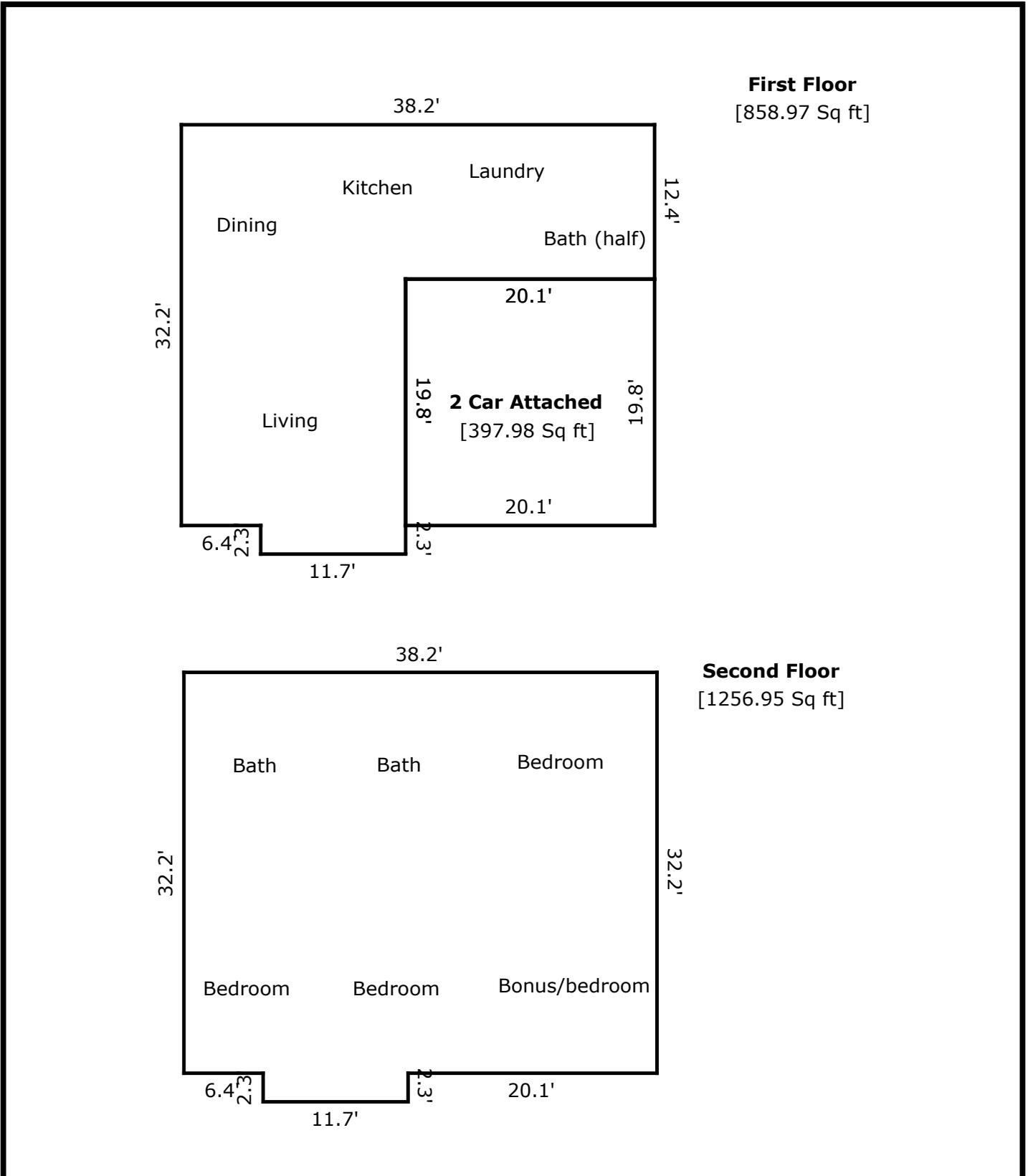
### Subject Rear



### Subject Street

## Building Sketch

Borrower	N/A				
Property Address	8131 Cambridge Reserve Dr				
City	Knoxville	County	Knox	State	TN
Lender/Client	Shauhn Rader		Zip Code	37924	



TOTAL Sketch by a la mode

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	858.97 Sq ft	$12.4 \times 20.1 = 249.24$ $18.1 \times 32.2 = 582.82$ $2.3 \times 11.7 = 26.91$
Second Floor	1256.95 Sq ft	$11.7 \times 2.3 = 26.91$ $38.2 \times 32.2 = 1230.04$
<b>Total Living Area (Rounded):</b>	<b>2116 Sq ft</b>	
<b>Non-living Area</b>		
2 Car Attached	397.98 Sq ft	$19.8 \times 20.1 = 397.98$